

(2) MU-NC MIXED-USE NEIGHBORHOOD CENTER

(a) CONCEPT



(b) PURPOSE

The purpose of the MU-NC district is to provide for a mixture of residential options, local retail, and small-scale commercial uses providing support services to the surrounding residential neighborhoods. Primary land uses include a variety of predominantly non-destination and non-auto-oriented retail and commercial establishments, as well as complementary residential uses. Other uses are permitted as shown in Table 375-3-1 (Permitted Use Table).

Table 375-2-16: Compliance with Other Standards Required	USDO Section
Use Regulations	375-3
Dimensional Standards	375-4(A)
Access, Circulation, and Connectivity	375-4(C)
Parking and Loading	375-4(E)
Landscaping, Screening, and Buffering	375-4(F)
Building and Streetscape Design	375-4(G)
Outdoor Lighting	375-4(H)
Signs	375-4(I)
Operating and Maintenance	375-4(J)

(c) DIMENSIONAL STANDARDS

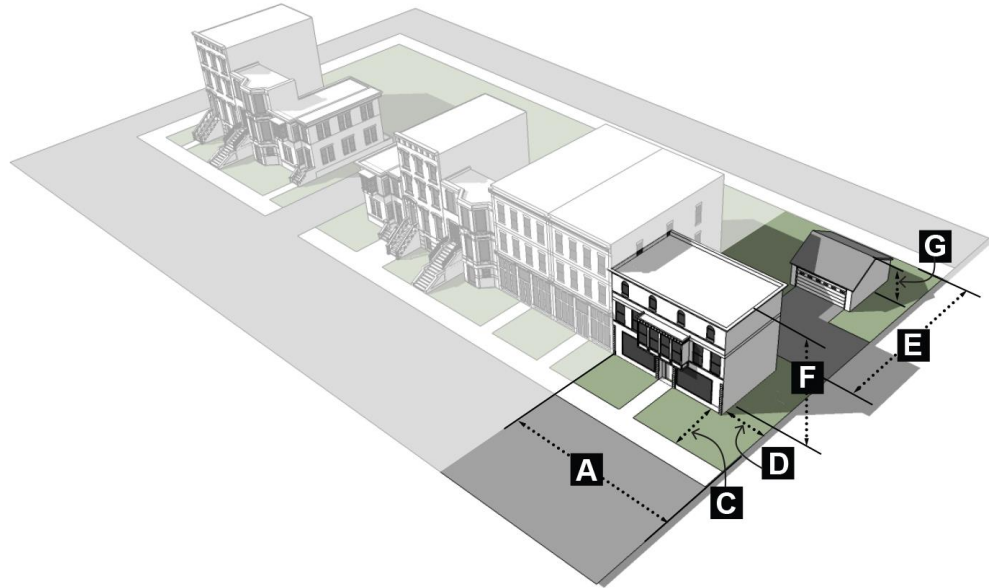


Table 375-2-17: MU-NC Mixed-Use Neighborhood Center		
See Section 375-4(A) for more details		
Lot Standards		
A	Lot width, minimum	20 ft.
B	Impervious lot coverage, maximum	90%
Setbacks		
C	Front, maximum	10 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	General: 0 ft.; Adjacent to R district: 10 ft.
Building Standards		
F	Height, principal building, maximum	3 ½ stories
G	Height, accessory buildings, maximum	1 ½ stories
	Number of dwelling units, maximum	Per building code

(d) DISTRICT STANDARDS

(i) NONRESIDENTIAL USES

A. Each nonresidential permitted use in the MU-NC district, as shown in Table 3-2-1 (Permitted Use Table), with a gross floor area of more than 5,000 square feet shall require Conditional Use approval under Section 375-5(E)(16).

(ii) FOOD AND BEVERAGE USES

A. No use categorized as a Food and Beverage use in Table 3-2-1 (Permitted Use Table) shall operate before 5:00 am or after 2:00 am